



**Order under Section 94.7
Residential Tenancies Act, 2006**

File Number: LTB-C-106582-25

In the matter of: 307, 20 GARNETT JANES RD
ETOBICOKE ON M8V3Z1

Between: Robert Cooke Co-operative Homes Inc. Co-op

And

Amanda Phalen Co-op Member

Robert Cooke Co-operative Homes Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Amanda Phalen (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes.

A Case Management Hearing was held on February 23, 2026. The Co-op's Agent, Stacey Sanelli attended and was represented by Marie Galevski. The Co-op Member, Amanda Phalen also attended the hearing. As a result of the Case Management Hearing, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties agreed:

- a. The Co-op served the Co-op Member with a Notice to End Occupancy for Non-payment of Regular Monthly Housing Charges (N4C Notice). The Co-op Member did not void the notice by paying the amount of regular housing charges owing by the termination date in the N4C Notice or before the date the application was filed.
- b. As of the hearing date, the Co-op Member was still in possession of the member unit.
- c. The regular monthly housing charge is \$1,330.00. It is due on the 1st day of each month.
- d. The regular monthly housing charges owing to February 28, 2026, including the \$186.00 application filing fee and \$160.00 in late fees are \$872.00.
- e. The Co-op Member indicated that she had made a \$400.00 payment, but it had not cleared by the date of the Case Management Hearing.

It is ordered on consent that:

1. The Co-op Member shall pay to the Co-op \$872.00 for housing charges arrears up to February 28, 2026, including a late fee and the application filing fee.
2. The Co-op Member shall pay to the Co-op the arrears set out in paragraph 1, in the amount of \$872.00 in accordance with the following schedule:

Date of Payment	Payment Amount
March 2, 2026 (to allow the payment to clear)	\$400.00
March 20, 2026	\$200.00
April 20, 2026	\$200.00
May 20, 2026	\$72.00

3. The Co-op Member shall also pay the Co-op the full regular monthly housing charges on or before the 1st day of each month for the period from March 1, 2026, up to and including May 1, 2026, or until all arrears in paragraph 1 have been paid, whichever is sooner.
4. If the Co-op Member fails to make any of the payments in accordance with this Consent Order, and by the dates required, the Co-op may apply under section 94.11 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Co-op Member, and for the payment of any new arrears of regular monthly housing charges and NSF charges not already ordered under paragraph 1 of this order. The Co-op must make the application within 30 days of a breach of a condition set out in this order.
5. The balance owing shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

March 2, 2026
Date Issued

Helen Giannini
Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.